



One Of The Largest Apartments Within Bernard Court
Spacious L-Shaped Lounge Dining Room
Two Well-Proportioned Bedrooms

Prime Village Location Close To Amenities
Well-Appointed Kitchen With Appliances
Superb Stylish Wet Room/Shower Room



Introduction

Simply Stunning !!!

Two Double Bedroom Retirement Apartment Occupying one of the largest apartment layouts within the highly regarded Bernard Court retirement development, this beautifully presented two-bedroom apartment, with neutral tones throughout, the apartment offers bright, well-maintained accommodation ready for immediate occupation. In a convenient village location, just a short, level walk from a wide range of local amenities. Situated on the second floor and accessible via both lift and staircase, the apartment immediately impresses with its welcoming and generously proportioned entrance hallway, featuring attractive detailing and two useful storage cupboards. The heart of the home is the spacious L-shaped open-plan lounge dining room, providing an excellent living and entertaining space. The lounge area extends to over 19 feet in length and benefits from corner windows that flood the room with natural light. A feature fireplace creates an attractive focal point, complemented by smart fitted storage and a built-in TV display unit.

Double doors lead through to the well-appointed kitchen, fitted with a range of matching light beech-effect units together with integrated appliances. There are two bedrooms, both offering excellent versatility. The principal bedroom is particularly impressive, featuring a range of fitted low-level storage cupboards and a mirror-fronted fitted double wardrobe. Bedroom two is currently utilised as a home office and hobby room, benefiting from an extensive range of bespoke fitted furniture incorporating a desk, wardrobes and drawer units. Completing the accommodation is a stylish wet room/shower room, fitted with a mains-fed shower and glass screen, concealed cistern WC, pedestal hand wash basin and attractive mosaic-style flooring and contrasting tiled walls. A superb opportunity to acquire one of the larger apartments within this popular retirement development, ideally positioned for easy access to village amenities and offered with spacious, ready-to-move-into accommodation throughout. Offered for sale with no onward chain, the apartment presents an excellent opportunity for a straightforward and hassle-free move.

EPC Rating – C

Council Tax Band - D - Cheshire East

Tenure - Leasehold

ACCOMMODATION

Independent living at Bernard Court

Ideally positioned close to the heart of the village, Bernard Court enjoys a highly convenient location just a short, level walk from local shops, medical facilities and the library. Set within beautifully maintained communal gardens, this well-regarded retirement development was constructed by McCarthy & Stone and comprises a selection of one and two-bedroom apartments arranged over three floors. Access is gained via a secure communal entrance leading to a welcoming reception area, residents' lounge, communal kitchen and House Manager's office. Additional facilities include a communal laundry room and a well-appointed guest suite, available to book for visiting family and friends. Designed with independent living in mind, the development benefits from a range of safety and security features including a pull-cord emergency assistance system, intruder alarm and intercom entry system with remote door release. A House Manager is available during working hours, while a 24-hour Careline response service provides additional peace of mind when the manager is off duty. Please note that residency is restricted to those aged 60 years and over, or in the case of a couple, one resident must be aged 60 or over and the other at least 55 years of age. Service and management charges apply.

Apartment Accomodation

Hallway

A particularly welcoming and beautifully presented entrance hallway, creating an excellent first impression. Finished in neutral décor and benefiting from two useful built-in storage cupboards, the hallway provides access to all principal rooms and enhances the spacious feel of the apartment.

Open Plan Lounge Through Dining Room

Dining Area 11' 11" x 7' 11" (3.63m x 2.41m)

Seamlessly open plan to the lounge, the spacious dining area provides ample room for a dining table and chairs, creating an ideal space for both everyday dining and entertaining. Double doors lead conveniently through to the kitchen.

Lounge Area 19' 3" x 12' 3" (5.86m x 3.73m)

A fabulous-sized lounge which sits open plan to the dining area, while providing clearly defined living and dining spaces. Eye-catching corner windows flood the room with natural light, creating a bright and welcoming atmosphere. A feature fireplace forms an attractive focal point, complemented by a smart bespoke range of fitted corner units incorporating a TV display area and useful built-in storage.

Master Bedroom 16' 6" x 9' 10" (5.03m x 2.99m)

A generously proportioned principal bedroom featuring a range of fitted low-level storage cupboards together with a mirror-fronted built-in double wardrobe, all providing excellent storage solutions.

Bedroom Two 12' 5" x 9' 4" (3.78m x 2.84m)

Currently utilised as a home office and hobby room, this versatile second bedroom benefits from an exceptional range of fitted furniture incorporating a desk area, wardrobes and drawer units, making it ideal as either a guest bedroom or study.



Shower/Wet Room

A stylish wet/shower room fitted with a mains mixer shower and fixed glass shower screen, concealed cistern WC and pedestal hand wash basin. The room is enhanced by attractive mosaic tiled flooring with a matching decorative border surrounding the two vanity mirrors, complemented by contemporary tiled walls. Further features include two chrome heated towel rails, creating a practical yet luxurious finish.

Externally

Beautifully maintained communal gardens surround the development, providing residents with a number of pleasant seating areas from which to relax and enjoy the attractive surroundings. Bernard Court also benefits from a private residents' car park with unallocated parking available. A sweeping pathway leads from the car park to the main entrance, while a useful shoppers' entrance, conveniently located provides easy access to the village centre and its wide range of local amenities.



Location

Living in Bernard Court means becoming part of a friendly and vibrant community. The proximity to the village centre means that all essential amenities are just a short walk away. From shops and cafes to doctors and recreational facilities, everything you need is within easy reach. Cheshire East is a beautiful area known for its scenic countryside, historic sites, and charming villages. This home offers the perfect balance between rural and accessibility, with excellent transport links to nearby towns and cities

Tenure

**We have been informed the apartment is Leasehold with a 125 year lease. Built in 2007
Ground Rent - £495.00 PA
Service Charges - £4,940.00 PA
Reviewed Annually.
Correct at the time of listing and subject to change.
We recommend you check these details with your Solicitor/Conveyancer.**

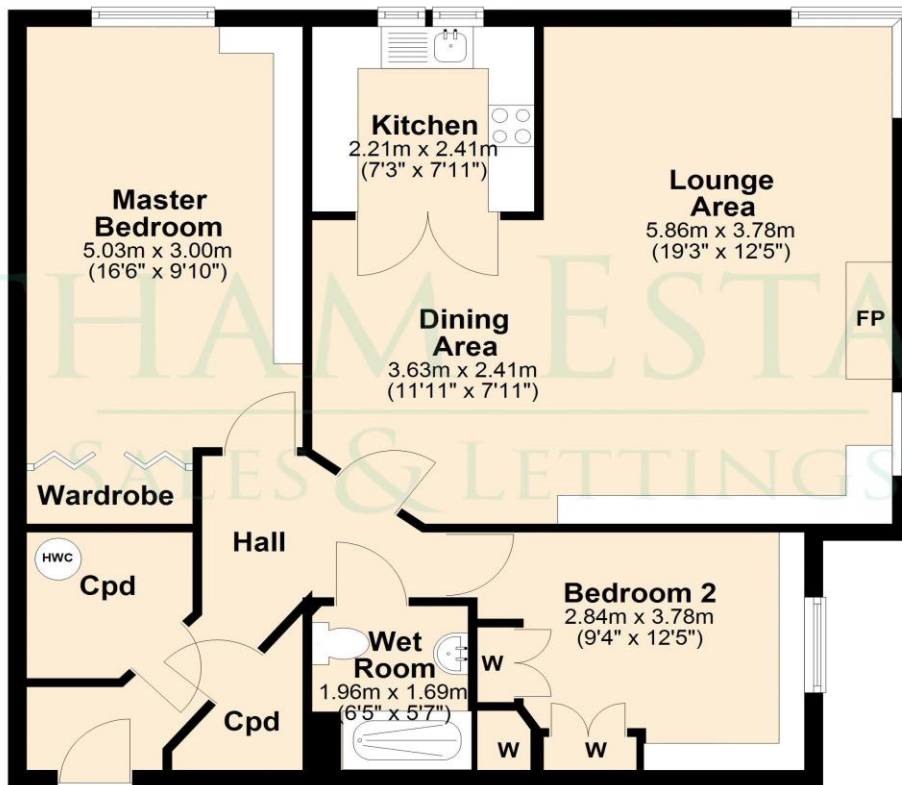


Directions

From our office 16 The Square, Holmes Chapel, CW4 7AB, proceed south along London Road to the main set of traffic lights, taking a right hand turn onto Chester Road, where the entrance to Bernard Court complex is the first right. A member of Latham Estates will meet you at the entrance. Post Code: Cw4 7EY Viewing Strictly by Appointment



Floor Plan



This plan is NOT to scale. All measurements are approximate only. Created for illustrative purposes only.
Plan produced using PlanUp.

IMPORTANT NOTE TO PURCHASERS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.